



City of Rochester, New Hampshire  
Office of Economic & Community Development  
33 Wakefield Street, Rochester, NH 03867  
(603) 335-7522, [www.rochesterredc.com](http://www.rochesterredc.com)

Rochester Economic Development Commission  
Minutes – June 23, 2022  
Rochester City Hall Annex – Online Teams Meeting  
33 Wakefield Street, Rochester, NH

**Members Present:** Jonathan Shapleigh, Marsha Miller, Kris Ebbeson, Ron Poulin, Tim Jones, Kristen Bournival, Paul Giuliano, Janet Davis (remote), Mayor Callaghan

**Members Absent:** Whitney Apgar

**Others Present:** Mike Scala, Jenn Marsh

**Meeting Agenda**

- A. Chairman Giuliano called the meeting to order at 4:17 pm.
- B. Marsha made a motion to approve the May 26, 2022 minutes with one change. The change was to remove Jon as the second for the adjournment and add Kris seconded the motion. All in favor.

**C. Update on the ED Fund**

Mike noted the public hearing at the June workshop meeting went well. The final reading will be at the August 16<sup>th</sup> meeting. It was requested that the August REDC meeting be moved to 5pm on August 16<sup>th</sup> so that members can attend that meeting. Chairman Giuliano will also be updating the City Council on REDC projects so if members could stay to attend Chairman Giuliano would gladly introduce the members in attendance.

Chairman Giuliano and Mike will create a guide on what the ED funds can be used for and other details. Jenn was asked to send out the ED Fund agreement with the June minutes so members can review and give comments at the August REDC meeting. It was noted that it would be too late to make any changes to the agreement but that if members noticed something that they would like revised then it could be brought back to City Council later. The Mayor noted that there were and still are checks and balances in place to ensure the funds are being used for the set purpose of the ED Fund. The members discussed keeping details of all spending to keep check on the process.

**Housing Presentation Update**

Jenn will schedule the City Attorney to come to the August 16<sup>th</sup> meeting to go over the REDC ordinance which reviews the roles of the REDC.

**D. Project Updates**

LDI – LDI is looking to adjust their financing. If they do they will be able to pay off the original loan to the BFA.

Housing Ordinance Change – The ordinance change to add housing at the Ridge will go to City Council on July 5<sup>th</sup> for a vote. This will require 7 votes to pass.



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45-55 North Main – The fence for the construction went up today. The developers will begin with asbestos removal and are planning to begin demolition in early July. Staff has worked with the downtown businesses to provide parking for the business employees. The

construction will take away 31 parking spaces and staff has acquired more than 31 spaces in private lots. Parking will be by permit from the Economic Development Department. Water Street - Mike is waiting on conceptual designs to see how the City can improve Water Street.

Chairman Giuliano asked the Committee if they would like to be informed about buildings for sale in Rochester. The Committee agreed that they would like to be made aware if any building that might have development potential be brought to their attention. This conversation was brought up regarding the ED Funds.

**E. July Meeting**

There will be no meeting in July. The next meeting will be August 16<sup>th</sup> at 5pm, please note the change in your calendars.

**F. Other**

Marsha asked if we could potentially make the Riverwalk a Zoning Overlay. The thought was to add specific design guidelines to the Riverwalk area similar to the Historic District Overlay.

Marsha made a motion to adjourn the meeting at 5:14 pm. Ron seconded the motion, all in favor

The next meeting will be held in the Cocheco Room of the Annex on August 16, 2022

Respectfully Submitted,  
Jenn Marsh